



LEA PROPERTY
SOLUTIONS

Affordability Checks

To check that the room is affordable to you, we will look at how much you earn each month when we receive your employers reference back. To calculate if you can comfortably afford the room based on your monthly salary, we will multiply your room rent by 3.5 and then your monthly salary should be around this amount. E.g. if the room you are applying for is £400.00 per month then $£400 \times 3.5 = £1400$. This is a rough guide so if you earn just under this but your previous landlord reference comes back that you paid on time each month then we would accept your application.

What can I do if I don't earn enough per month to pass the affordability checks?

Do you know someone who would act as a guarantor for you? A guarantor is a person who signs paperwork along side your tenancy agreement to confirm they will pay the rent if for any reason you are unable to. A guarantor gives landlords piece of mind that if a tenant doesn't earn enough then there is another person they go to get the rent paid. If you know you are responsible with money and would pay the rent on time then your guarantor would never be contacted, they would be a silent party during your tenancy.

If you are in receipt of any universal credit, a student loan or any other income then it would be worth submitting this evidence to us to form part of your overall income.

We don't want you to fail the affordability checks or pay the holding fee and then not pass the application process and not be able to move into the room so if you have any concerns then please pick up the phone and talk to us and we will do everything we can to help you secure the room 😊

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